

## Battle Creek Historic District Commission

### Staff Report

Meeting: June 10, 2013

**To:** Historic District Commission

**From:** Glenn Perian, Senior Planner

**Date:** June 4, 2013

**Subject:** The petition filed by Patriot Restoration LLC, on behalf of Arnold and Alecia Rogers, for the issuance of a Determination of Appropriateness to repair a fire damaged structure with a new roof and new windows at 125 Oaklawn Avenue

#### Site:

The property is located in the Local Old Advent Town Historic District.



#### Summary of Request

The proposed project includes the repair of a fire damaged home including new roofing material and windows at 125 Oaklawn Avenue. The applicant is requesting the HDC for the issuance of a Certificate of Appropriateness to install a CertainTeed Landmark series weathered wood colored architectural shingle and Anderson Woodright series wood windows in the same style of window that previously existed on the house. An itemized list of the windows and a brochure sample of the shingles has been provided and the applicant expected to be at the meeting to answer any questions you may have about the project.

### **Public Notice Requirements:**

Public notice has occurred as outlined under MCL Section 399.205 Section 5 (6)...*"the business that the commission may perform shall be conducted at a public meeting of the commission held in compliance with the open meetings act, Act No. 267 of the Public Acts of 1976, as amended, being sections 15.261 of 15.275 of the Michigan Compiled Laws. Public notice of the time, date, and place of the meeting shall be given in the manner required by Act No. 267 of the Public Acts of 1976, as amended."*

### **Applicable HDC Guidelines and Analysis for a Certificate of Appropriateness to install new windows and shingles at the residence located at 125 Oaklawn Avenue.**

This property is reviewed in accordance with City of Battle Creek Building and Housing Code Chapter 1470 "Historic Preservation", as amended, the Michigan's Local Historic Districts Act as amended, and the criteria for the National Register of Historic Places as outlined in the Secretary of the Interior's Standards and Guidelines.

Specifically, the Commission shall follow Section 1470.09, as:

#### ***(b) The Commission shall also consider all of the following:***

- (1) The historic or architectural value and significance of the resource and its relationship to the historic value of the surrounding area.***
  - (2) The relationship of any architectural features of the resource to the rest of the resource and the surrounding area.***
  - (3) The general compatibility of the design, arrangement, texture, and materials proposed to be used.***
  - (4) Other factors, such as aesthetic value that the Commission finds relevant.***
- (c) The Historic District Commission shall review and act upon only exterior features of a resource and shall not review and act upon interior arrangements...***

**And**

#### **1470.17 PRESERVATION OF HISTORIC FEATURES.**

- (a) Every reasonable effort shall be made to provide a compatible use for a resource which requires minimal alteration of the building, structure or site and its environment, or to use the resource for its originally intended purpose.*** This project includes the repair to a fire damaged home. The portion of the project requiring HDC approval includes the new windows and roof. The intent is to repair the fire damaged home so the family can move back into the home and the proposed work will be of compatible style to what existed on the home before the fire damage.



- (b) ***The distinguishing original qualities or character of a resource and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features shall be avoided when possible.*** The proposed windows are to be of the same style of the old and the shingles are architectural in style.
- (c) ***All resources shall be recognized as products of their own time. Alterations that have no historic basis and which seek to create an earlier appearance shall be discouraged.*** No materials are being proposed that will create an earlier appearance.
- (d) ***Changes which may have taken place in the course of time are evidence of the history and development of a resource and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.*** The only proposed changes to the exterior of the structure are the windows and roof.
- (e) ***Distinctive stylistic features or examples of skilled craftsmanship which characterize a resource shall be treated with sensitivity.*** The requirement is not relevant.
- (f) ***Deteriorated architectural features shall be repaired rather than replaced wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other resources.*** The proposed windows are to match in appearance and the applicant has stated that the old style shingles are not available for this project.
- (g) ***The surface cleaning of resources shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic materials shall not be undertaken.*** This does not apply to this project.
- (h) ***Every reasonable effort shall be made to protect and preserve archaeological resources affected by or adjacent to any project.*** Staff does not think this applies to this project.
- (i) ***Contemporary design for alterations and additions to existing resources shall not be discouraged when such alterations and additions do not destroy significant historic, architectural or cultural material and when such design is compatible with the size***

***scale, color, material and character of the property, neighborhood or environment.*** Staff believes that the proposed work will meet this requirement for the project.

- (j) Whenever possible, new additions or alterations to resources shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the resource would not be unimpaired.*** This requirement does not apply to this project.

***(Ord. 14-97. Passed 8-5-97.)***

**Recommendation:**

The proposed work is for repair to the fire damaged home at 125 Oaklawn Avenue and the proposed work does not appear as though it will impact the historical or architectural value of the surrounding area. Furthermore, the work is in compliance with the existing zoning ordinance for the zoning district of the properties. As contained herein, staff is not aware of any issues that the Commission might find in conflict with Chapter 1470 "Historic Preservation", the Michigan Local Historic Districts Act or the Secretary of the Interior's Standards and Guidelines.

Therefore, planning staff recommends approval of a certificate of appropriateness for the proposed window and roof replacement included in the plan submitted, as the request meets the standards outlined in Chapter 1470.09 "Review of Applications", Chapter 1470.17 "Preservation of Historic Features" and the Secretary of the Interior's Standards and Guidelines, as outlined in the staff report.







# City of Battle Creek

Department of Planning and Community Development

77 E. Michigan Avenue, Ste. 204 • Battle Creek, Michigan 49017 • (269) 966-3320

[www.battlecreekmi.gov](http://www.battlecreekmi.gov)

## HISTORIC DISTRICT COMMISSION

Application for (check all that applies)

☐ Certificate of Appropriateness (for repairs or rehab projects)

☐ Notice to Proceed (for demolition requests)

Petition No. \_\_\_\_\_

Date Received: \_\_\_\_\_

### APPLICANT\*\*

NAME: Patriot Restoration, LLC

ADDRESS: 155 Factory Rd, Michigan Center, MI 49254

PHONE: 877-791-7477 FAX: 877-791-9669

EMAIL: Bill@Patriot125.com

### OWNER (if different from applicant)

NAME: Arnold and Alecia Rogers

ADDRESS: 125 Oakbwn Ave, Battle Creek, MI

PHONE: 269-274-0581 FAX: \_\_\_\_\_

EMAIL: \_\_\_\_\_

\*\*If the applicant is not the property owner, a letter signed by the owner agreeing to the application to the Historic District Commission must be included with the application.

### SUBMITTAL REQUIREMENTS/EXISTING CONDITIONS

Address(es) of property for which the request is being sought: 125 Oakbwn, Battle Creek, MI

Current use of the property: Family Residence

List existing structures on the property and the approximate age of each. \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Please list all activities/proposed work for the property area and how the proposed work relates to the building as a whole.

Repairing fire damage to house including roofing and windows

\_\_\_\_\_

Indicate in which manner the proposed work will result in changes to the size and/or appearance of the features outlined in this application.

Existing shingles no longer available, windows will be wood Andersen 400 Series but same dimensions

Does the work proposed include maintenance/repair of existing features of the structure, or will it create new features that do not currently exist?

Maintenance and repair

Please indicate the existing building materials of the following structural features and the proposed materials if that feature is included as part of the application.

	Existing Materials	Proposed Materials (if applicable)
Roof	<u>T-111 shingles</u>	<u>Certainteed Landmark Series</u> <sup>weathered wood</sup> <u>color</u>
Windows	<u>Wood windows</u>	<u>Andersen Woodwright Series</u>
Siding	<u></u>	<u>(same style)</u>
Foundation	<u></u>	<u></u>
Other	<u></u>	<u></u>

**For Notice To Proceed requests only:**

What options have you explored for the repair or relocation of the structure proposed for demolition?

**SUBMITTAL REQUIREMENTS**

As outlined in "HDC, Information and Procedure", each request requires supplementary items that thoroughly describe the existing structure and proposed project. These items are to be submitted with the completed application; incomplete applications will not be forwarded to the Historic District Commission.

**APPLICANT SIGNATURE**

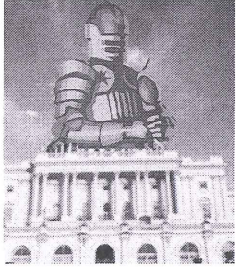
By signing this application, the applicant hereby declares that all answers given herein are true to the best of their knowledge, and confirms that all information required for Historic District Commission review has been submitted. Furthermore, the applicant confirms that they have thoroughly read the "Historic District Commission, Information and Procedures" and agrees to comply with all requirements and procedures outlined therein.

William H. Smith  
Name

5/20/13  
Date



## **THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION**



**The Secretary of the Interior's Standards for Rehabilitation** are ten basic principles created to help preserve the distinctive character of a historic building and its site, while allowing for reasonable change to meet new needs.

The Standards (**36 CFR Part 67**) apply to historic buildings of all periods, styles, types, materials, and sizes. They apply to both the exterior and the interior of historic buildings. The Standards also encompass related landscape feature and the building's site and environment as well as attached, adjacent, or related new construction.

Rehabilitation projects must meet the following Standards, as interpreted by the national Park service, to qualify as "certified rehabilitations" eligible for the 20% rehabilitation tax credit. The Standards are applied to projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction the techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of mission feature shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measure shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and it environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The above information was found on web site: [www.cr.nps.gov/hps/tps/tax/rehabstandards](http://www.cr.nps.gov/hps/tps/tax/rehabstandards)



Andersen Windows - Abbreviated Quote Report



Project Name: PATRIOT

Quote #: 279      Print Date: 05/31/2013      Quote Date: 05/31/2013      iQ Version: 13.0

Dealer:

Customer:

Billing

Address:

Phone:

Contact:

Trade ID:

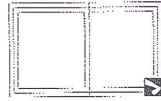
Fax:

Promotion Code:

Sales Rep: Administrator

Created By:

Item	Qty	Item Size (Operation)	Location	Unit Price	Ext. Price
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0001      1      WDH 3' 6" x 5' 8 1/2" (AA)

RO Size = 3' 6 1/2" W x 5' 8 1/2" H      Unit Size = 3' 6" W x 5' 8 1/2" H

Unit, Equal Sash, White/Clear Pine, High Performance Low-E4 Glass(Each Sash)

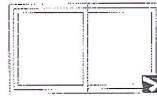
Equal Sash, Insect Screen, White

UNIT: WOULD LIKE THIS TO BE COTTAGE STYLE

Zone: Northern

U-Factor: 0.29, SHGC: 0.31, ENERGY STAR® Qualified: Yes

\$      670.30      \$      670.30



0002      1      WDH 3' 4 1/4" x 5' 8 1/2" (AA)

RO Size = 3' 4 3/4" W x 5' 8 1/2" H      Unit Size = 3' 4 1/4" W x 5' 8 1/2" H

Unit, Equal Sash, White/Clear Pine, High Performance Low-E4 Glass(Each Sash)

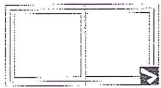
Equal Sash, Insect Screen, White

Zone: Northern

U-Factor: 0.29, SHGC: 0.31, ENERGY STAR® Qualified: Yes

\$      659.91      \$      659.91





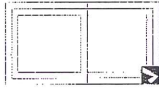
Item	Qty	Item Size (Operation)	Location	Unit Price	Ext. Price
0003	1	WDH 3' 0" x 5' 8 1/2" (AA)			
RO Size = 3' 0 1/2" W x 5' 8 1/2" H Unit Size = 3' 0" W x 5' 8 1/2" H					
Unit, Equal Sash, White/Clear Pine, High Performance Low-E4 Glass(Each Sash)					
Equal Sash, Insect Screen, White					
UNIT: WOULD LIKE THIS TO BE COTTAGE STYLE					
Zone: Northern					
U-Factor: 0.29, SHGC: 0.31, ENERGY STAR® Qualified: Yes					
				\$	634.48
					634.48



0004	1	WDH 2' 6 1/2" x 5' 8 1/2" (AA)			
RO Size = 2' 7" W x 5' 8 1/2" H Unit Size = 2' 6 1/2" W x 5' 8 1/2" H					
Unit, Equal Sash, White/Clear Pine, High Performance Low-E4 Glass(Each Sash)					
Equal Sash, Insect Screen, White					
Zone: Northern					
U-Factor: 0.29, SHGC: 0.31, ENERGY STAR® Qualified: Yes					
				\$	600.51
					600.51



0005	3	WDH 2' 4 1/4" x 5' 8 1/2" (AA)			
RO Size = 2' 4 3/4" W x 5' 8 1/2" H Unit Size = 2' 4 1/4" W x 5' 8 1/2" H					
Unit, Equal Sash, White/Clear Pine, High Performance Low-E4 Glass(Each Sash)					
Equal Sash, Insect Screen, White					
Zone: Northern					
U-Factor: 0.29, SHGC: 0.31, ENERGY STAR® Qualified: Yes					
				\$	587.31
					1761.93



Item	Qty	Item Size (Operation)	Location	Unit Price	Ext. Price
0006	1	WDH 2' 2" x 4' 0 1/2" (AA)		\$ 452.50	452.50
RO Size = 2' 2 1/2" W x 4' 0 1/2" H Unit Size = 2' 2" W x 4' 0 1/2" H					
Unit, Equal Sash, White/Clear Pine, High Performance Low-E4 Glass(Each Sash)					
Equal Sash, Insect Screen, White					
Zone: Northern					
U-Factor: 0.29, SHGC: 0.31, ENERGY STAR® Qualified: Yes					

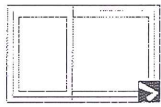


0007	1	G42 (AP)		\$ 605.09	605.09
RO Size = 4' 0" W x 1' 11" H Unit Size = 3' 11 1/4" W x 1' 10 1/4" H					
Unit, White/Clear Pine, High Performance Low-E4 Glass					
Insect Screen, White					
Handle, Rotating Sash, GW, Metro Style - White					
Zone: Northern					
U-Factor: 0.30, SHGC: 0.29, ENERGY STAR® Qualified: Yes					

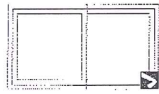


0008	1	WDH 1' 11" x 5' 8 1/2"-WPW 3' 10" x 5' 8 1/2"-WDH 1' 11" x 5' 8 1/2" (AA-F-AA)		\$ 2006.13	2006.13
RO Size = 7' 9" W x 5' 8 1/2" H Unit Size = 7' 8 1/4" W x 5' 8 1/2" H					
Composite Unit, White/Clear Pine, High Performance Low-E4 Top/Bottom*High Performance Low-E4*High Performance Low-E4 Top/Bottom Glass, No Grille, Mulling Location: Factory (Direct), Mull Type: Narrow Mull, Mull Priority: Vertical					
Equal Sash, Insect Screen, White					
Zone: Northern					
Unit U-Factor SHGC ENERGY STAR® Qualified					
1	0.29	0.31	Yes		
2	0.27	0.32	Yes		
3	0.29	0.31	Yes		





Item	Qty	Item Size (Operation)	Location	Unit Price	Ext. Price
0009	1	WDH 2' 10" x 4' 5 1/2" C (AA)			
RO Size = 2' 10 1/2" W x 4' 5 1/2" H Unit Size = 2' 10" W x 4' 5 1/2" H					
Unit, Cottage, White/Clear Pine, High Performance Low-E4 Tempered Glass(Each Sash)					
Cottage, Insect Screen, White					
Zone: Northern					
U-Factor: 0.30, SHGC: 0.30, ENERGY STAR® Qualified: Yes					
				\$ 692.74	692.74

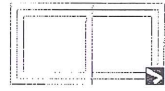


0010	2	WDH 3' 0 1/4" x 5' 5" (AA)			
RO Size = 3' 0 3/4" W x 5' 5" H Unit Size = 3' 0 1/4" W x 5' 5" H					
Unit, Equal Sash, White/Clear Pine, High Performance Low-E4 Glass(Each Sash)					
Equal Sash, Insect Screen, White					
Zone: Northern					
U-Factor: 0.29, SHGC: 0.31, ENERGY STAR® Qualified: Yes					
				\$ 614.68	1229.36

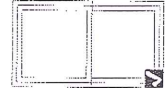


0011	1	WDH 2' 6 1/4" x 5' 0 1/2" (AA)			
RO Size = 2' 6 3/4" W x 5' 0 1/2" H Unit Size = 2' 6 1/4" W x 5' 0 1/2" H					
Unit, Equal Sash, White/Clear Pine, High Performance Low-E4 Glass(Each Sash)					
Equal Sash, Insect Screen, White					
Zone: Northern					
U-Factor: 0.29, SHGC: 0.31, ENERGY STAR® Qualified: Yes					
				\$ 550.62	550.62

Item	Qty	Item Size (Operation)	Location	Unit Price	Ext. Price
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0012	1	WDH 2' 1 1/2" x 4' 0" (AA) RO Size = 2' 2" W x 4' 0" H Unit Size = 2' 1 1/2" W x 4' 0" H Unit, Equal Sash, White/Clear Pine, High Performance Low-E4 Glass(Each Sash) Equal Sash, Insect Screen, White Zone: Northern U-Factor: 0.29, SHGC: 0.31, ENERGY STAR® Qualified: Yes		\$ 445.90	\$ 445.90
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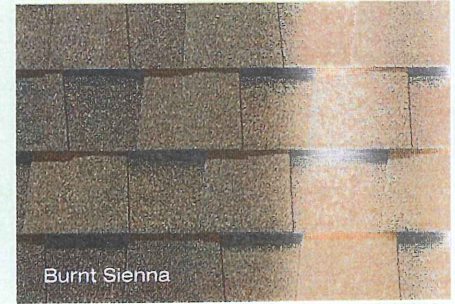
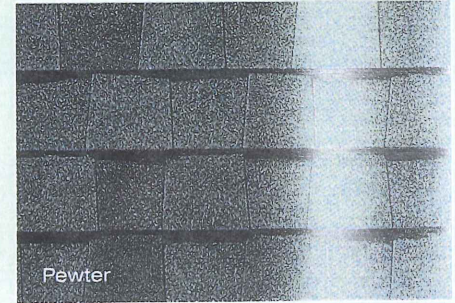
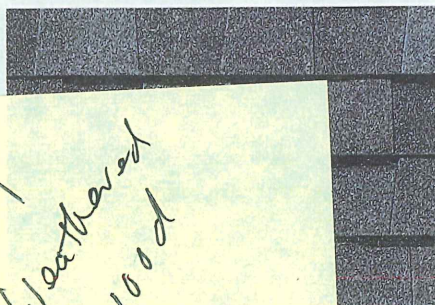
0013	2	WDH 3' 0 1/2" x 5' 5" (AA) RO Size = 3' 1" W x 5' 5" H Unit Size = 3' 0 1/2" W x 5' 5" H Unit, Equal Sash, White/Clear Pine, High Performance Low-E4 Glass(Each Sash) Equal Sash, Insect Screen, White Zone: Northern U-Factor: 0.29, SHGC: 0.31, ENERGY STAR® Qualified: Yes		\$ 615.65	\$ 1231.30
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0014	1	WDH 2' 5 1/2" x 4' 0" (AA) RO Size = 2' 6" W x 4' 0" H Unit Size = 2' 5 1/2" W x 4' 0" H Unit, Equal Sash, White/Clear Pine, High Performance Low-E4 Glass(Each Sash) Equal Sash, Insect Screen, White Zone: Northern U-Factor: 0.29, SHGC: 0.31, ENERGY STAR® Qualified: Yes		\$ 470.45	\$ 470.45
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# LANDMARK color palette



↑  
Weathered  
Wood